

Epsom Guardian

Thursday
November 5
2015



NEWS



Bank robbed

VIBE



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SPORT



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Epsom Guardian

Thursday, November 5, 2015

'I THOUGHT THEY WOULD KILL US'

Knife-wielding burglars terrify couple in their home



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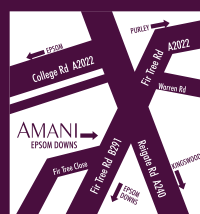
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30 YEARS OF DENTURE FRUSTRATIONS – GONE.

After 30 years of wearing uncomfortable, ill-fitting dentures, Graham Page finally found the answer to his prayers.

"Back in the sixties, people did not fully understand the risks of tooth decay caused by sugar. Over time, I lost teeth and that really knocked my confidence. I ended up with dentures that kept moving in my mouth and food collected under the lower set, so I had trouble eating and was constantly suffering from mouth ulcers. They looked awful too, so I was embarrassed to smile."

Over 98% Success Rate

This went on for years as I went in and out of dental surgeries. I had various sets of dentures made, but it seemed impossible to get the fit, the bite and the look of the dentures right."

Years passed and Graham was in disbelief. "I wasn't suffering from a rare disease, it was ill-fitting dentures. How come no one could help me?"

Graham was reading the paper when he noticed an advert offering a 100% guarantee of relief from denture problems. "I didn't take a lot of notice," explained Graham. "It was just another gimmick, I had heard it all before." He remembers.



CLIP ON DENTURES

Free Consultation

Graham saw the article several times. Eventually he called the number and requested an information pack. He read it with interest - these people actually sounded as if they could help. The clinic used revolutionary new

technology that was different to other practices he had been to.

Graham saw the clinic was in Carshalton. He was shocked as it seemed a fairly long way to travel, but he was still in pain.

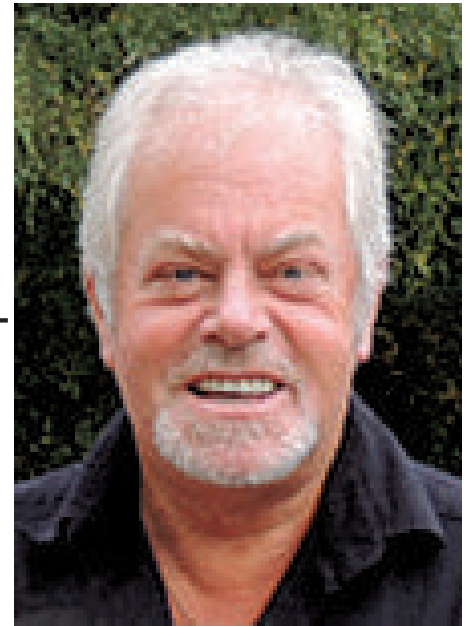
Graham took the plunge and booked an appointment. What were a few hours of travelling after decades of pain?

He arrived at the clinic for an assessment and was impressed. The staff were attentive, experienced and completely understood his problems. "Their knowledge of denture problems amazed me," he explained. "Sadly, however, my story was not unique to them. In fact, it was a common occurrence. I decided to proceed with treatment - after all, it was guaranteed to work."

Pioneers

Justin Stewart was the first BPS qualified dentist in the UK, and he is the pioneer of 3D Dentures and mini dental implants at the Denture and Implant Clinic. He also authored the "9 Things you Must Know Before Having Dentures" and the "9 Things You Must Know Before Having Dental Implants." He explains, "My first job was providing dental services to residential nursing homes. I was amazed at the lack of help or knowledge that was given to denture wearers in care homes. This sent me on a mission to find solutions which led me to finding out about 3D Dentures from America. It's our unique techniques such as 3D dentures that allow us to achieve such dramatic results with patients that have suffered for decades. This enables us to give a 100% money-back guarantee to clear up the problems."

Patient Graham Page
"Delighted beyond words,
I feel confident again."



After 16 years of dealing with denture and missing teeth problems, the clinic now sees patients from all over the country and has an astonishing 98% success rate.

Graham decided to have implants placed in his lower jaw and new dentures that clipped onto them. Within weeks, his denture problems were finally behind him. "I couldn't believe it and still can't," he explains, "thirty years of suffering gone. They actually feel

like a part of me and are fantastic to eat with - and without any movement."

For a FREE information pack, more advice or to book an appointment, contact The Denture and Implant Clinic on 0208 404 1456. If all of their advisors are busy, please leave a message, and your call will be returned as quickly as possible. Alternatively, write to 42 Banstead Road, Carshalton, Surrey, SM5 3NW or email info@thedentureclinic.co.uk.

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Thursday, November 5, 2015

'I THOUGHT THEY WOULD KILL US'

Knife-wielding burglars terrify couple in their home

REPORTER
CRAIG RICHARD

craig.richard@
london.newsquest.co.uk

Brave Tadworth grandparents who were robbed at knife-point in their own home by four black-clad burglars in balaclavas said they thought they were going to die.

Rodney and Thelma Lay, who are in their 60s, were watching Downton Abbey on Sunday night when they heard several loud bangs outside.

Thinking they were fireworks, Mr Lay, a volunteer in the Royal Horticultural Society's laboratory, went to investigate and was confronted by four men.

All spoke with thick London accents. He believes one was black and one was white.

The grandfather-of-two, of Tad-dorne Road, said he was over-powered by the men who were brandishing knives.

He said: "By the time they had overpowered me they were brandishing kitchen knives, which we subsequently realised were ours.

"They ordered us to, 'Sit on the sofa. Look at the floor. Do not look up. Where is the money? Where is the gold? Where is the jewellery?'"

The men took the couple's mobile phones from the kitchen



Ordeal: The men overpowered Mr Lay at his Tadworth home before robbing the couple of jewellery

EP94155

leaving them unable to call for help.

Mr Lay said while one of the men searched behind the sofa and guarded him and his wife downstairs, the others went upstairs in search of valuable jewellery.

As the terrified couple sat with Downton Abbey still playing on a projector screen – muted because one of the men had ripped out the plug for their speakers – another shouted from upstairs asking

where their jewellery was.

Mrs Lay, a volunteer advice worker at a local Citizens' Advice Bureau, offered to help, and said she was then "marched" upstairs at knife-point to show where it was hidden.

She said: "They asked, where exactly is it? And I said I can show you. They marched us both upstairs. There was one in front and one behind with a knife.

"When we went upstairs I was a

bit more nervous because at the top of the house you're a bit more isolated.

"I showed them where it was, but they threw away the silver stuff – so at least I still have some earrings and I still have my wedding ring."

After taking a small amount of gold jewellery and loose change, the men sprayed their victims' hands with cleaning fluid before turning all the lights off in the house and fleeing in the couple's silver Audi A3.

Mrs Lay said: "I really thought they were going to kill us because of the knives.

"I whispered to my husband, 'Thank God we are still together.' If we were in separate rooms I do not know what would have happened.

"After a good night's sleep I feel more settled, but I keep getting flashbacks."

Surrey Police would particularly like to speak to anyone who saw the car being driven away from the house or in the area at about 10.15pm on Sunday, November 1.

Contact Surrey Police on 101, quoting crime reference 45150099628, or report it online at my.surrey.police.uk/splonline reportingweb or anonymously to Crimestoppers on 0800 555 111.



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Auction: Medals and a watch belonging to Jack Williams, pictured right, are due to be sold in December



War hero's medals for sale

The war medals and Rolex watch of a Stoneleigh war hero who was murdered by the Gestapo in 1944 after taking part in the Great Escape may sell for more than £50,000 at auction.

Flight Lieutenant John Francis Williams – known as Jack – was the 67th Allied officer to escape through tunnel “Harry” during the Great Escape on a bitterly cold night in March 1944.

He was also one of the 50 selected and executed by the Gestapo on Hitler's direct orders following the discovery of the breakout.

Mr Williams, who was in the Epsom Players and worked at the Engineering Company before the war, volunteered to join the RAF and was accepted in June 1940.

His war medals and Rolex Chronograph are being sold in a lot at Bourne End Auction Rooms, in Buckinghamshire, on Wednesday, December 2.

Martyn Perrin, watch consultant at the auction rooms has previously sold a watch with a similar history for £50,000, and believes Mr Williams' may sell for even more.

Street in shock after knifepoint robbery

REPORTER
CRAIG RICHARD

craig.richard@london.newsquest.co.uk



A secluded and quiet Tadworth street was in shock as news filtered through to residents of a distressing knifepoint burglary over the weekend.

Four black-clad burglars forced their way into the detached house of an elderly couple in leafy Tadorne Road at about 10.15pm on Sunday, November 1.

The masked intruders threatened the couple with their own knives and demanded money, jewellery and gold coins.

The terrified victims handed over their jewellery and mobile phones, and the men sprayed cleaning fluid over their hands.

The raiders left the large detached house after stealing the couple's car, a silver Audi S3, from the driveway.

Although the couple were left shaken, they were not physically hurt.

Surrey Police launched an

appeal and later sent a letter to neighbours informing them of what happened.

Jonathan White, 34, a banker from Teddington, was looking after his grandmother-in-law and said he was shocked.

He said: “It is so uncommon here. It is secluded and quiet.

“I was completely shocked – really shocked.”

One woman spoke to the Epsom Guardian from behind a bolted door – visibly scared after hearing about the attack on her neighbours.

She said: “I am so shocked. It must have been very frightening for them.”

At the other end of the street, residents were not yet aware of their neighbours’ “frightening” ordeal.

Sarah Webster, a 38-year-old stay-at-home mum, said: “It’s a concern that nobody had informed us about it.

“We should have been told about it – definitely by the police – a leaflet through the door, or something.”

A few doors down, her neighbours were similarly in the dark.

Another couple were surprised that they had not heard anything – on Sunday night or afterwards.

Surrey police are appealing for witnesses, and would particularly like to speak to anyone who saw the car being driven away from the address or in the area at the time.

Detective Constable Jemma Daly, who is investigating, said: “This was a traumatic and distressing ordeal for the victims who were threatened at knifepoint in their own home.

“We are pursuing a number of lines of enquiry, but would be very keen to hear from anyone who was in the area at the time of the offence – even the most seemingly insignificant piece of information could help us progress our investigation.”

Anyone with information can call Surrey Police on 101, quoting crime reference 45150099628, or call independent charity Crimestoppers anonymously on 0800 555 111.

Civic services to honour borough's fallen

Memorial services will be held across Epsom and Ewell this week to mark the signing of the Armistice which signalled the end of World War One.

From November 3 to 11 services will be attended by the mayor of Epsom and Ewell, Surrey Police, members of the Royal British Legion and the public.

● St Mary's Church, Ewell – the mayor, Councillor Chris Frost will attend the borough's annual remembrance service along with the council chief executive and councillors, MP Chris Grayling,

135 Geographic Squadron Royal Engineers, representatives of Surrey Police and the Princess of Wales Regiment and various cadet forces and youth groups. The civic party will attend the wreath-laying ceremony at the war memorial at 10.30am on November 8 prior to the service at 10.50am.

● Epsom Marketplace to the war memorial at Epsom cemetery – the what's on in Epsom walk to remember will take place at 1.30pm on November 8. There will be a slow walk to the

cemetery where a short non-religious service will be followed by laying of wreaths.

● Epsom Playhouse – the Central Band of the Royal British Legion presents its remembrance day concert on November 8 at 3pm.

● Clock Tower, Epsom – a service will be attended by the mayor, Councillor Chris Frost, councillors, Royal British Legion, 135 Geographic Squadron Royal Engineers, Burma Star Association, Surrey Police, various schools and Nescot. During the service on November 11 at 11am.

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299,353 pages are looked at every month (Jan-Jun 2015)

Halloween stab horror

Two Halloween party-goers are recovering from knife injuries after a gang turned up uninvited to a house party and a row spiralled out of control.

Surrey Police were called to an address in Walsingham Gardens, Stoneleigh, pictured, following reports a gang of men had turned up uninvited and were arguing with guests.

One 18-year-old man suffered what police described as a minor wound after he was stabbed in his upper body. The victim's friend, also 18, intervened and was stabbed in the left arm before a man fled.

A 17-year-old boy was arrested on suspicion of assault after the stabbings at about 11.45pm on October 31.

Detective Constable Michael Queally said: "This incident took place after a Halloween party at the address spiralled out of control, with a group of male youths turning up uninvited and two of the guests ending up with stab wounds.

"We are continuing to speak to a number of witnesses and carrying out extensive enquiries, but we would like to hear from anyone with any information which could help us piece together the evening's events and ensure the offender is brought to justice."

The 17-year-old boy from London has been released on bail to return to Salfords custody suite on Friday, December 11.

If you can help, call Surrey Police on 101, quoting crime reference 45150099419 or by using the online reporting system found at my.surrey.police.uk/splonline reportingweb. Alternatively call Crime-stoppers anonymously on 0800 555 111.

Bungling bank robber in burger bar stand-off

REPORTER
BEN WEICH

ben.weich@london.newsquest.co.uk



Reports have emerged of a dramatic stand-off in a burger restaurant shortly after a failed bank robbery at Lloyds in Epsom town centre.

Police were called at about 2pm on Monday to reports of a man claiming to have a gun and demanding money from the High Street branch of Lloyds bank.

Police said bank staff could not see any sign of a weapon and he ran down Waterloo Road after spotting arriving officers.

Dozens of officers in seven or eight police cars stormed to the town centre supported by sniffer dogs and a police helicopter.

Leon Udoye, who works in the neighbouring Slug and Lettuce pub, said the man went into Blacks Burgers in Waterloo Road and attempted to barricade himself inside, telling staff and diners he was conducting an armed robbery.

Mr Udoye said: "Apparently he went in there and blockaded himself inside, and told everyone he had a gun, and it was an armed robbery."

"He grabbed one of those bars from an emergency exit door and ripped it off as well."

James Harper, a chef who works at Jimmy Spices in Derby Square, said he saw a police helicopter flying overhead, as well as sniffer dogs and "seven or eight police cars full of officers".

The 27-year-old said: "I went to the bank to get some cash at about 2.30pm and the doors had been shut and there were loads of police around."

"There were sniffer dogs too, outside, and a helicopter overhead."

"We work around the corner, but I did not realise anything was going down until I

went to the bank.

"It was pretty intense - we heard after the bloke said he had a gun, so I imagine the police were pretty scared."

Lloyds bank staff and customers were praised by Surrey Police for their calmness during the ordeal.

A Surrey Police spokesman said: "We would like to thank the bank staff and customers who stayed calm and collected during the whole unpleasant incident."

Contact Surrey Police on 101, quoting crime reference 45150099790 or by using the online reporting system at my.surrey.police.uk/splonline reportingweb.

Charity Crimestoppers can be contacted anonymously on 0800 555 111.

● A 29 year-old man from Tadworth has been arrested on suspicion of robbery and causing criminal damage. When this newspaper went to press, no charges had been formally brought.



Incident: Lloyds in Epsom High Street was the scene of an attempted robbery earlier this week. Inset: Blacks Burgers in Waterloo Road



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Thief steals bag from woman tending grave

REPORTER

CRAIG RICHARD

craig.richard@
london.newsquest.co.uk

A grieving mother of four was shocked when a "scumbag" thief stole her handbag from a cemetery car park as she laid flowers on her father and grandmother's graves.

Laura Locke, 49, of Hook Road, Epsom, visited Epsom cemetery in Ashley Road on Sunday, October 25 with one of her daughters, and her 81-year-old grandmother.

She did not lock her car during their visit as she had her hands full with flowers and because she felt the cemetery was a "nice, quiet, peaceful area".

When she got back to her car, she found the door ajar and her handbag – full of sentimental photos and documents – gone.

Mrs Locke later returned to the cemetery with her daughter and hunted for four hours, but could not find it.

She said: "I'm a regular visitor to the cemetery. I was at my nan's grave literally about five graves away from the car."

"I did what I had to do at the grave and I went back."

Petty cash, keys and make-up were among the bulk of the items in the purse.

But she said the worst of



Appalled: Laura Locke beside her grandmother's grave

EP94138

the lost items were baby photos of her daughters and birth

and death certificates of her ancestors.

Despite getting reference numbers from Surrey Police and Epsom and Ewell Borough Council she remains pessimistic of being reunited with her beloved possessions.

She said: "For a while I left a note saying, 'Thank you to the scumbag who stole my handbag from my car'."

"There are no CCTV cameras up there."

"It is a lesson. Lock up your car – even in a cemetery."

Mrs Locke praised Epsom and Ewell Borough Council, which urged grass cutters and litter pickers at the cemetery to look out for the handbag.

A council spokesperson said: "Crime at the cemetery and targeting the bereaved is a very rare occurrence."

"It is a sad reflection that, unfortunately, there are nefarious individuals who will seize on any opportunity and it is important that the public safeguard their valuables in any public place and don't leave handbags in view in unoccupied vehicles even for the shortest period of time."

Police are appealing for witnesses. Call Surrey Police on 101, quoting crime reference 45150097230, or report information anonymously to Crimestoppers on 0800 555 111.

Body in woods believed to be missing man

Residents have expressed sadness and shock after a body believed to be that of a missing man was found in Banstead.

The body was discovered in Banstead Woods, off Holly Lane, at about midday on Sunday and Surrey Police said they believed it was that of 40-year-old Rafal Dormarczuk, from Barnes, who was last seen at about 3.30pm on Saturday, October 31.

Officers patrolled the Chipstead area, speaking to business owners, on Saturday evening after Mr Dormarczuk's car was reportedly found in a Holly Lane car park.

Sofia O'Connor, who works at the Rambler's Rest pub, said: "The police came in I think on Saturday evening, at about 5pm, to ask about this man."

"I assume it was the same person – they showed a picture of a man with a shaved head and said he was a vulnerable person."

"They told us he wasn't a

danger to others.

"It's really sad, what's happened. You have to feel for his family."

Dog walker Angela Thomas, who lives in Park Road, Banstead, said she was "shocked and saddened" when a fellow dog-walker told her the news.

She said: "It's such a big, dark woods and it can get quite scary when it's as foggy. It's very creepy."

"You have to feel sorry for the person and their family. It's always awful to hear things like this. It's terrible."

Builder Mark Smith said there had been another notable death in Banstead Woods "about six years ago".

The 42-year-old said: "A while back – about six years ago – there was a man who took a woman into the forest and murdered her. It's a huge place."

"I don't know if that's what's

happened here."

"I only heard about it this morning when I went into work, but apparently coppers were around asking questions on Saturday and Sunday."

Ratnasinghau Kiru, who owns the post office, said police had visited shops and businesses at about 7pm or 8pm on Saturday, but said he was surprised because Chipstead was a very quiet place.

He said: "This is a very nice place round here, you know."

"You don't get things like this happening ever. Very quiet, family place. I've never had any problems."

Police said Mr Dormarczuk's next of kin have been informed and a file has been passed to the coroner.

A Surrey Police spokeswoman, said: "This is a tragic incident and our thoughts are with Rafal's family at this extremely difficult time."

Car flips

A car hit a lamppost and flipped on to its side while taking a turn on Ottways Lane in Ashted on Tuesday, October 13.

Fire crews from Epsom and Leatherhead were called out at 7am to assist the passenger of a red Kia, who is believed to be a care home worker in his late 30s.

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Ambulance response times under scrutiny

REPORTER

BEN WEICH

ben.weich@
london.newsquest.co.uk

Surrey's NHS ambulance trust is under investigation by a health regulator after it ran a project that increased the time seriously ill patients waited for ambulances.

Between December 2014 and February 2015, the South East Coast Ambulance Service (SECAmb) changed how it handled 111 calls, giving itself an extra ten minutes to respond to calls in the second-most serious category, which includes "life-threatening" conditions, above the standard eight minutes.

A spokesman from regulator



Questions: Service regulator Monitor expressed concerns

Monitor said: "Monitor has concerns about how the trust is being run and how decisions are being made."

"It has reasonable grounds to suspect that the trust is in breach of its licence to provide NHS services."

"The regulator is working with the trust to identify what needs

to be done to review the impact this project could have had on patients."

The Daily Telegraph reported on Saturday, October 31, that this scheme is linked to the deaths of "up to 25 patients".

SECAmb chief executive Paul Sutton said: "The process was undertaken to ensure that we were able to respond promptly to the most seriously ill patients."

"However, we recognise it was not well implemented and we did not use our own corporate governance processes correctly."

"These are serious findings."

"As a trust, we remain extremely proud of the high quality and compassionate clinical services that SECAmb provides to our patients."

Pair demanded cash from elderly woman

Two thieves are sought by police after demanding a large quantity of cash from an elderly Epsom woman for work they claimed to have carried out on her property.

The pair reportedly went to the Cheam Road home of a "vulnerable woman in her 80s" on either Thursday, October 22, or Friday, October 23, and

demanded she hand over cash, which she did.

One of the men was white, of large build with short hair and stubble, wearing blue jeans and a blue jumper. The other was also white and was wearing a grey hooded jumper.

Police are also looking for the owner of a white van with a

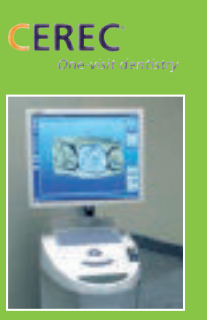
foreign number plate that was seen in the area around the time of the theft.

The victim received another visit from a man on Thursday, October 29, but she refused to give him money.

Call Surrey Police on 101, quoting 45150096702, or Crimestoppers on 0800 555 111.

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Secluded area: The park is popular with families and dog walkers

Woman attacked by man in wolf mask

A man wearing a wolf mask "struck a woman on the head" leaving her dazed and panicked on Halloween as she was walking through a park.

The woman, who is in her 40s, was walking in Horton Country Park towards Parkview Way at about 9.15am on Saturday, October 31, when she was

assaulted by a man riding a bicycle. Surrey Police are appealing for witnesses.

Detective Constable Jill Pugh, from the East Surrey criminal investigation department, said: "This was a seemingly unprovoked attack, which left a woman panicked and dazed."

"I would like to hear from

the members of the public who came to the woman's assistance and anybody else who may have seen the incident or has any information."

Call Surrey Police on 101 quoting 45150099259. Alternatively report it anonymously to the independent charity Crimestoppers by calling 0800 555 111.

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'Improving' home's sanctions are lifted

REPORTER

BEN WEICH

ben.weich@london.newsquest.co.uk



A Banstead nursing home threatened with closure is celebrating sanctions being lifted and held a Halloween party for residents

The Care Quality Commission (CQC) said in March that Firtree House Nursing Home, in Fir Tree Road, Banstead - owned for 25 years by Salim Jiwa - was not meeting the standards required.

Concerns had been raised in July 2014 about residents' consent to care and treatment, their care and welfare, safeguarding, the management of medicines, and assessing and monitoring the quality of the service.

But since Mr Jiwa has invested some £10,000 into the home, and after a summer of inspections by the CQC and Surrey social services the decision has been made to allow the home to remain open, and upgraded its rating from "inadequate" to "requires improvement".

A CQC report into the home will be published in due course, a spokesman said.

Manager Denise Springthorpe, who was hired in April to turn the home around, maintained the concerns over patient care had more to do with a



Spooky: Layla Hughes, Ron Haines, Harriet Ryan-Mandley and Maria Williams enjoying the celebrations

Deadlinepix EP94106

breakdown in communication than the care itself.

She said: "We have a very good, very dedicated nursing staff here and I feel we've turned things around here. No concern was actually raised in terms of the actual care for our residents, but the issues came from a lack of communication between our staff."

The Epsom Guardian reported in May a 101-year-old woman suffered a serious head wound after falling out of bed and was not taken to hospital - or seen by a doctor - for two days. But Mrs Springthorpe says a strategy plan, put in place in consultation

with social services, and new procedures mean incidents like these will be avoided.

In addition to the removal of the closure notice, Social Services have lifted an embargo on the admittance of new residents and the environmental health report was also improved from a one-star rating to a five.

Mr Jiwa's son, Shamir, said: "The staff are great and - along with the extra investment - the nurses have worked extremely hard as a team to create a warm and positive environment for our residents."

A Halloween party was held on Saturday for residents.

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2015 BUSINESS EXCELLENCE AWARDS



Nominations for the Epsom & Ewell Business Awards have now closed and all successful shortlisted businesses and individuals have been selected by the judges. The Awards, have been hugely popular again and the winning businesses and individuals will receive some great prizes which include a tour of the House of Commons,

£1000 of radio advertising with Radio Jackie, membership to Surrey Chambers, the Federation of Small Businesses and thebestof Epsom & Ewell and publicity in Epsom Guardian. 'Epsom & Ewell and the surrounding areas have an exciting, vibrant business community and these awards are all about highlighting the excellent work they

carry out in our local area' We received a huge amount of entries which made the judging really exciting, congratulations to all the shortlisted businesses.' Rt Hon Chris Grayling MP.
Finalists will be invited to attend an awards drinks reception on November 26th at the University for the Creative Arts.

	PRESENTS:	Best New Business FINALISTS	- Jo Jones Creative - HannamHQ - Country Clothing & Store
	PRESENTS:	Best Business for Customer Service FINALISTS	- B.Radford & Sons Family Butcher - Suddies Domestic Appliances - Stagecoach Theatre Arts Epsom
	PRESENTS:	Best Business for Commitment to the Community FINALISTS	- The Personal Agent - Home Instead Senior Care - Mary Zoeller Associates
 TOYOTA (GB) PLC	PRESENTS:	Best Business Personality FINALISTS	- Paul Taylor – What’s on in My Town - Mary Zoeller – Mary Zoeller Associates - Geoff & Jenny Masters – Masters of Epsom
	PRESENTS:	Best Young Entrepreneur FINALISTS	- Adam Plowden – AP Video - Lucie Oliver - Dolly Goes Dancing - Jessica Rea – Jessica Rea Millinery
	PRESENTS:	Best Business in Epsom & Epsom Downs FINALISTS	- Epsom Dental Centre - AJ’s Tanning, Nails and Beauty - Everest Spice
	PRESENTS:	Best Business in Ewell & Stoneleigh FINALISTS	- Rainbow Gardening - All Things Nice - Ewell Veterinary Centre
	PRESENTS:	Best Business in Ashted FINALISTS	- Jackie Quinn Estate Agents - Brides Visited - Ceramica Tiles
	PRESENTS:	Best Website or Use of Social Media WINNERS	- What’s on in My Town - The Personal Agent - Bike Beans Cycle Café

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- ❑ Taxpayers have shelled out £80,000 on a police boss suspended for a year
- ❑ Londoners make up a third of people arrested for crimes in leafy Epsom and Ewell
- ❑ The security bungs that let a child killer slip guards and escape a courtroom
- ❑ Left in misery by unfinished roadworks in south-west London last year? We found out which company was the worst offender.

'No lies about tax credits'

REPORTER
BEN WEICH

ben.weich@
london.newsquest.co.uk



Epsom and Ewell MP Chris Grayling found himself in the spotlight over his comments on tax credits and the use of the Freedom of Information Act last week.

Mr Grayling, who is the leader of the House of Commons, accused the House of Lords of creating a "big constitutional issue" after it voted to block tax credit cuts and criticised journalists' use of the legislation to generate stories.

Mr Grayling hit the national headlines on October 27 after Labour and Liberal Democrat peers supported amendments requiring

George Osborne to change his proposed £4.6bn in cuts to income subsidies for low-income families, which have been voted for three times in the House of Commons.

Speaking about the impact of tax credit cuts, Mr Grayling said: "All of these measures need to be seen as part of a larger package which includes free childcare, cutting rents for working people in housing associations and cutting taxes for people on lower incomes.

"It also involves the national minimum wage, and we'll be increasing the national living wage after that.

"But we also did say we would be making cuts in the welfare bill at the time of the election.



In the spotlight: MP Chris Grayling

"It's false to say we lied about this because we said all along there would be £12bn worth of cuts in welfare spending."

A couple of days later, he said in the Commons: "The Freedom of Information Act is something this Government is committed to but we want to make sure it works

well and fairly.

"It cannot be abused. It cannot be misused.

"It is on occasions misused by those who use it effectively as a research tool to generate stories for the media. That is not acceptable."

The Freedom of Information Act, fully introduced in 2001, allows access to information held by public authorities by obliging them to publish records of their activities.

Earlier this year the Government launched a consultation on whether to restrict the act, for example by issuing fees on members of the public who submit requests.

❑ What do you think? Tweet us on @epsomguardian or email letters@epsomguardian.co.uk.

Club funding

An Epsom charity has received funding for a weekly social club that offers a "caring and safe environment" for vulnerable adults with learning disabilities.

The Sunnybank Trust received a large enough donation from Toyota (GB) to fund 18 weeks of its weekly Kites Club.

The club welcomes 50 people each week to learn new skills, socialise and have fun.

The Kites Club hosts a cafe, which is part of a local food recycling scheme, arts, crafts and various activities such as a drama group, music workshops, discos, and theme nights.

Kites Club manager and CEO of the Sunnybank Trust, Dorothy Watson, said: "We are extremely grateful to Toyota (GB) as this means we can continue to provide this much-needed service to people who would otherwise be really isolated.

"This club enables all those with learning disabilities to meet in a friendly, caring and safe environment and simply have fun."

The Sunnybank Trust's annual general meeting is at St Barnabas Church, Temple Road at 7.30pm on Monday, November 9.

For more information on how to volunteer or make a donation, call the Sunnybank Trust on 01372 749871, email enquiries@sunnybanktrust.org or visit sunnybanktrust.org.



Health: The equipment has made a big difference

Hospital offers lifeline to Malawi

Equipment for life-saving surgery has been delivered to hospitals in Malawi thanks to St Helier Hospital and Epsom charity Ameca.

The anaesthetic machines were sent to Ndirande Community Hospital, on the outskirts of Malawi's second-biggest city Blantyre, and Kalemba Mission Hospital in Bangula, in the south of the country.

Dutch charity Malawi.Kom also chipped in to send the machines, which doctors say will allow more complex procedures than existing facilities.

St Helier surgeon Dr Paul Thomas said: "For St Helier Hospital, a more cost-effective solution in the long-run is to replace the equipment; for hospitals in underdeveloped parts of Africa however,

donations of machines like these offer a real lifeline."

Ruth Markus, from Ameca, said: "The key to effective help in Malawi is to be able to upgrade the pitifully challenged rural hospitals in order to reduce the patient burden on the central hospitals. The really positive results of these low-cost, high-impact initiatives are profound."

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Deposit contribution	£1,000.00	Total amount payable	£13,907.90
Customer deposit	£2,453.72	Total amount of credit	£8,746.28
47 monthly payments	£135.00	Excess mileage (per mile)	4.4p
Optional final payment	£4,099.18	Rate of interest	6.72% fixed
		Representative APR	6.8% APR

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Duration	4 years	Option to purchase fee payable with final payment	£10.00
Retail cash price with metallic paint	£18,135.00		
Deposit contribution	£1,250.00	Total amount payable	£19,868.06
Customer deposit	£4,164.02	Total amount of credit	£12,720.98
47 monthly payments	£195.00	Excess mileage (per mile)	4.4p
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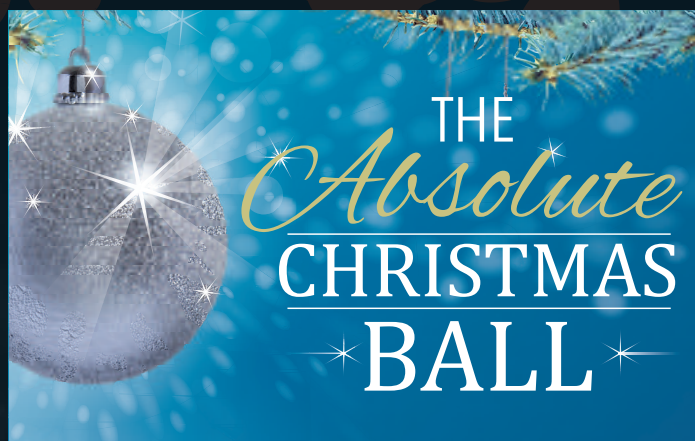
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ONLINE OPINION

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Epsom High Street would be 'killed' if parking charges are raised in April

It is already dead just but not quite as bad as Ewell village.

EWELLMAN

Zombie apocalypse: The eight best places in south London and north Surrey to hide from the army of the undead

Hilarious and good advice. You just brightened my day.

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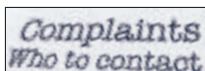
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'Fatuous' refugee discussion

I was dismayed to read Craig Richard's article regarding Epsom and Ewell Council's fatuous meeting to vote to "spearhead" "effort" to "support" "initiatives" to help refugees (Vote to help refugees, October 22). Why do councillors talk such utter drivel?

How many management-speak

words do they have to insert into the sentence before actually "doing" anything?

Lots of talk about "needing" and "waiting for guidance" and "we should".

I am assuming that their housing stock did not evaporate into thin air one day, they will have pulled some stunt to flog it off

for the cash.

So they now whine about not being in control of the social housing.

In any case, their job is to look after the local inhabitants and not pontificate about international events - we have enough civil servants engaged in that already.

How much does it cost the ratepayer per useless meeting that they conduct?

I am afraid that successive Governments have burnt all my goodwill towards a further influx of people anyway.

NICK FIELD
 Berrymeade
 Ashted

Good news for hospitals

I was pleased to attend the Epsom and St Helier University Hospitals annual public meeting on October 14.

We heard how our hospitals have performed against national targets, about challenges faced and future plans.

Most of the targets were achieved. However, not all.

The number of cases of MRSA and C Difficile, although small in numbers, were higher than the targets set.

My question to the panel centred on the possible connection between the relatively poor infection rates and the maintenance of the buildings.

In response, I was told that the infection rates are lower than last year.

Contributory factors were cited as the reduction in clutter, the freshly painted walls and some new flooring.

All these have meant that our hospitals can be kept cleaner thus reducing the spread of infection. Good news indeed.

Thanks to all the staff for their continued hard work and commitment.

LIZ FROST
 RA borough councillor
 Woodcote ward

VIEWFINDER



The sun has highlighted the facade of this historic building in the lower end of Church Street, Epsom, in this picture sent in Graham Watkins. Email your pictures to newsdesk@epsomguardian.co.uk

Other air quality options for village

Was it right to put air quality as the only issue for Ewell Village?

Certainly not. It may be one of the most important, but it cannot be the only issue.

Creating what will become a "through" road will discourage everyone from using the shops, which in a village must depend to some extent on passing trade.

I can think of no other village environment where there are double yellow lines throughout.

There were other options to improve air quality in Ewell Village. I find it difficult to believe councillors considered double yellow lines were appropriate.

Ashted village has short-term parking, Stoneleigh has plenty of

parking and Banstead village has short-term parking.

Maybe the air quality in these places is not as bad as in Ewell, but Ewell Village will not have any shops left if people cannot easily visit them.

JULIE MORRIS
 Liberal Democrat candidate
 Epsom West byelection

I for one won't go without meat for Veganuary

Editor Andrew Parkes has a number of thoughts every week, here are just five of them.

1. The world's gone mad. Last week we had experts warning that sausages could give you cancer. Now, another set of experts warn us not to confuse sausages with asbestos. Both are Group 1 (carcinogenic



to humans) but Craig Evans (pictured left), of the UK Asbestos Training Association, says people have a choice with meat, but not asbestos. And how old does general manager Evans look to you?

2. On the subject of meat, I refuse point blank to go vegan for Veganuary. Apart from anything else it's a totally stupid name, it just doesn't scan. And, what's more, I don't care what Brad Pitt, David Haye or Bill Clinton eat. Personally, I want the meat from my sausages wrapped in bacon to get stuck in my Movember 'tache.

3. Sticking with the theme of dreadful press releases, did you realise half of London's teenagers have never written a letter? A quarter have never



written a Christmas card or birthday card. Surely the PR bods realise this is just a sign of the times. I hardly pick up a pen these days either. Then they say teenagers don't even know what a stamp costs, I don't either but I bet the price has rocketed far faster than my salary has in recent years. Cheers for the email BIG, but you're going to need to get over it and move on.

4. I had an invite to a seminar in Westminster this week. The subject is the future of the BBC and priorities for

Charter renewal. Given the Beeb receives licence fees of £3,726m it's pretty important stuff. Then I noticed there is a charge of £210+VAT to attend. Incredible.

5. We had a lovely story this week about a cancer survivor who dodged death yet again, but this time due to a defibrillator instinctively used by a carer, who had not been trained to use it. But what were her first words were as she came round? Can I have a cigarette? Go on, be honest, what was your first thought when you read this?

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Obituary Notice

MURIEL HOLYMAN

B.E.M.

Passed away peacefully on 28th October, aged 101. She will be greatly missed by her family and friends. A Service to give thanks for her life will take place on Tuesday 10th November, 2.00pm at All Saints Church, Banstead. Family flowers only please, donations, if desired for The Diamond Riding Centre for Disabled Riders may be sent c/o W. A. Truelove & Son Ltd, 121 High Street, Banstead, SM7 2NS 01737 212160

GEORGE EDGAR FRANKLIN

'Edgar'

Who sadly passed away on 27th October, aged 94 years. Widower of Stella who was much missed. Beloved Father of Judith and Father-in-Law of Mike. Funeral Service will take place at Randalls Park Crematorium, Leatherhead, KT22 0AG on 17th November at 11.45am. Flowers, or donations to the Royal National Institute of the Blind, to be sent to W. A. Truelove and Son Ltd, 31 High Street, Cheam, Surrey, SM3 8RE

Allan Blair

Formerly of Cheam, Surrey, died peacefully on 21st October aged 82. Allan's funeral will be held at Randalls Park Crematorium, Leatherhead at 4:15pm on 11th November. He will always be in our thoughts. Donations in his memory to Dementia UK.

GEOFF MEARS

Died peacefully on 21st October, aged 68. A loving and kind man who will be greatly missed by family and friends. Funeral service at North East Surrey Crematorium, Thursday 12th November, 1.20pm. Family flowers only, donations if desired to S.E. Cancer Help Centre (Purley) or Macmillan Cancer Support c/o W. A. Truelove, 121 High Street, Banstead, SM7 2NS or online via www.watlld.co.uk

JOHN CATFORD

Sadly passed away on 23rd October, aged 80. Much loved and greatly missed by his family and friends. Funeral Service to be held at North East Surrey Crematorium on Monday 16th November at 1.20pm. No flowers please but donations, if desired to St Helier Hospital (for ward B1) c/o W A Truelove, 121 High Street, Banstead, SM7 2NS or online via www.watlld.co.uk

EMSLEY BARBARA

Passed away peacefully at West Oak Care Home on 12th October 2015, aged 90 years. She will be very sadly missed by all her family and friends. Funeral Service at Epsom Cemetery Chapel on Wednesday 2nd December at 12 noon followed by burial in the cemetery. Flowers may be sent to A. B. Walker & Son Ltd, Blyth House, 105 London Road, Wokingham, RG40 1YB. For Donations and enquiries to 0118 9784040

ELIZABETH HOPE STOBA

Well loved by Averil, Rob and Adila, and Alex and James, died peacefully on 25th October 2015. Funeral at Randall's Park Crematorium, Leatherhead on 16th November 2015 at 3.30pm. Family flowers only. Donations, if desired to Cancer Research UK or South West Kidney Fund c/o Trueloves Funeral Directors, Sutton

In loving memory of

MARGARET COE

Passed away 26.10.2015 aged 94 after a short illness so bravely borne. Beloved Mum, Gran, Great Gran and Sister. Retired Ballet Pianist. Enquiries to W A Truelove, Wallington 020 8647 1032

SPENCER ALBERT WORTLEY

(Known as Bert)

Sadly passed away on 30th October 2015. Funeral at North East Surrey Crematorium 18th November 12.00pm. Will be sadly missed by all family and friends.

In Memoriam

In loving memory of

DESMOND VALENTINE

Died 7.11.2005

Our hearts ache with sadness, tears they often flow What it meant to lose you, no-one will ever know. Sadly missed by Wife Maureen, Sons Jimmy, Desmond, Christopher and Paul. Grandchildren and Daughter-in-Laws



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f t w i n

To advertise within the What's on this Winter feature on Thursday 26th November

Please contact Aimee English on
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LOOKSMART

Julia Gray has five top tips for those looking to sell their homes...

1) It's said that neutral decor sells homes and, of course, it does. It's tough to be offended by neutral colours, and then if buyers want to inject colour and pattern, it's not hard to do so. Neutral doesn't, by any means, have to be bland and boring though – it's all about how you put the look together with accessories, flooring and furniture. Neutral colours, especially white, also help to make rooms feel lighter, brighter and more spacious. The Dulux Light + Space Matt range (from £20.99 for 2.5ltr, dulux.co.uk) has the same intention. These neutral and pastel colours use light-reflective particles to bounce light around, and work especially well in gloomy, north-facing rooms.

2) It's easy to live with unfinished DIY jobs, but once you've decided to put your home on the

market, dodgy DIY is a big no-no. It can put buyers off and make them think they'll need to spend more time and money finishing the work than they necessarily will. If you can't do the jobs yourself, get a pro in – it will be money well spent. Even if you've finished the DIY, you need to keep on top of it because things deteriorate. Common problems include marks on walls, hairline cracks that keep opening and chipped woodwork. Things like this make your home look shabby, so going from room to room with a fresh eye and putting right the problems is worth the effort.

3) It's also worth scrutinising the outside of your home. Exterior maintenance is easy to overlook, but it's something a buyer's surveyor will pick up on, so it's worth pre-empting any remedial work, as it could save you time,

money and hassle. Not maintaining the exterior can also lead to problems inside, such as damp caused by missing or slipped roof tiles, or faulty guttering. And don't forget kerb appeal – making a good first impression from outside your home is essential. Inside, a neat and tidy hallway also creates a good first impression – ensure there's enough storage for coats, shoes and scarves, etc, preferably out of sight.

4) Giving your home a really good clean – and cleaning, airing and tidying it before every viewing – is a must. If you have masses of personal items on display, consider packing them away. While making your home look too sterile won't help sell it, a cluttered home will put buyers off. Remember, they may look in

cupboards and wardrobes, so stuffing these full of things isn't the answer because it shows you don't have enough storage space. Instead, create more storage, preferably built-in or in the loft or garden, or get the stuff out of your home and into a storage unit.

5) Make the most of the space you have – put a dining table in the kitchen (as long as it isn't a squeeze) to turn it into a kitchen-diner, and put the biggest bed you can comfortably fit in each bedroom. If you have a study or home office and the room would be more valuable as a bedroom, swap the desk for a bed, at least while you sell. The trick is to make your home easy for buyers to imagine as their home, and to move on emotionally so you can move on physically.

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Weaver Close

The trend of suburban living, induced by central London's increasing property prices and improving transport links amongst other factors, continues to go from strength-to-strength. Each year, more and more of us naturally gravitate towards new areas offering better value; be it more outside space, an opportunity to get onto the property ladder or quite simply more affordable prices.

Croydon might have spent years in the shade of its developing neighbourhoods but its stock is now rising as the next place to be. Located at the end of the quiet Weaver Close in CR0, a beautiful, well-presented four bedroom house offers a large 65' south facing garden with an outdoor dining space.

On the market for £799,000 and conveniently situated within walking distance to South Croydon Station and five schools rated by Ofsted as Outstanding and Good, the house presents the perfect opportunity for a young

family looking to upsize. For those wishing to get onto the property ladder, a stylish one bedroom flat in the Surrey House is on the market for £295,000.

Located in the heart of Croydon, the flat is close to a wide range of amenities and transport links, making it a fantastic choice for a first-time buyer. The Government, along with private and corporate investors have also expressed their confidence in the area's future with their £5.25 billion redevelopment plan, including the £1.5 billion investment from Westfield and Hammerton to redevelop Croydon's town centre and open a new Westfield shopping centre. Visit foxtons.co.uk.



Surrey House

Report shows rise in tenant demand

According to the NLA, National Landlords association, 40 per cent of landlords are reporting an increase in tenant demand in most areas of the UK within the past three months. The east of England experienced the largest demand, showing a 48 per cent increase in demand for rental properties. This was followed by the south-west, who saw a 45 per cent increase, followed by the south-east, 41 per cent and London 40 per cent. The report stated that only six per cent of landlords reported a decrease in demand over the past quarter. These landlords were based in the north-east of the UK, closely

follow by 12 per cent in Wales and Yorkshire and 11 per cent in the north-west. Carolyn Uphill, Chairman, NLA, said: "These figures demonstrate just how important the private rented sector is in housing a growing number of people. Our research indicates that five per cent of landlords will sell up following the Government's plans to remove mortgage

interest relief for landlords, which could affect some 600,000 tenancies. "The Government's planned changes, which will be phased over a period of years, gives landlords effected time to review their finances, but some will still be forced to sell or trade at a loss which is unsustainable and the projected impact will mean that renters will lose out as a dwindling stock drives up prices and competition for homes." If you are thinking about investing in a buy to let property then call 0845 372 7070 or visit yourlocalguardian.co.uk or goodfellows.co.uk.



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CAIRDS ASHTEAD

Thinking of Selling or Letting in Ashtead?

THINK CAIRDS

01372 743033

Ashtead

£1,400,000



AWARD WINNING WOODLAND DEVELOPMENT -Interior designed to a top class finish throughout with a beautiful fully fitted oak kitchen and utility room, a stunning reception room with dining room leading off. Upstairs boasts master bedroom with balcony, en-suite and dressing room as well as four further bedrooms (one with en-suite) and family bathroom.

- Prestigious Development
- Stunning Detached
- Interior Designed
- Five Bedrooms

- Two En-Suites
- Two Reception Rooms
- Kitchen/Dining Room
- E.P.C. Rating D

Ashtead

£665,000



- 1920s Extended Semi Detached
- Further Potential S.T.P.P.
- Three/Four Bedrooms
- Two Reception Rooms

- Kitchen/Dining Room
- Two Garden Sections
- Ashtead Station
- E.P.C. Rating E

Leatherhead

£325,000



- Offers In Excess Of
- Victorian Terrace
- Beautifully Presented
- Two Double Bedrooms

- First Floor Bathroom
- Double Reception Room
- Amenities & Schools
- E.P.C. Rating E

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Epsom

£1,975,000



BEAUTIFULLY PRESENTED - Orchard House offers generous and elegantly proportioned accommodation over three floors. The light interior space flows pleasingly through the house suiting both family and entertaining requirements. An excellent location, benefiting from good school catchments and just a short walk to Epsom Town and mainline station.

- Extensive Character Detached
- Contemporary Decor
- Six Bedrooms
- En-Suite And Dressing Room
- Multiple Reception Rooms
- Beautiful Orangery
- Oak Barn/Games Room
- E.P.C. Rating E

Epsom

£675,000



- Opposite Rosebery Park
- Stunning Penthouse
- Two Double Bedrooms
- En-Suite To Master
- Video Entry Phone
- Balcony & Communal Gardens
- Allocated Parking
- E.P.C. Rating C

Epsom

£699,950



- Noble Park Development
- Immaculate 2012 Detached
- Corner Plot
- Four Bedrooms
- En-Suite To Master
- Kitchen/Dining Room
- Architect Plans For Loft
- E.P.C. Rating B

Epsom

£870,000



- Woodcote Estate
- Detached Chalet Bungalow
- Completely Renovated
- Three Bedrooms
- Jack&Jill, En-Suite & Bathroom
- Large Reception Room
- Kitchen/Diner
- E.P.C. Rating E

Epsom

£550,000



- Spacious Semi Detached
- Three Bedrooms
- Large Bathroom
- Two Reception Rooms
- Lean To Conservatory
- Approx. 200ft Garden
- Brick Built Shed
- E.P.C. Rating C

Epsom

£389,950



- Noble Park Development
- Ground Floor Apartment
- Two Double Bedrooms
- En-Suite To Master
- 3m High Ceilings & Sash Windows
- Private Patio Area
- Allocated Parking Space
- E.P.C. Rating C

Epsom

£425,000



- Mid Terrace Maisonette
- Mews Style
- Beautifully Presented
- Two Double Bedrooms
- Lounge/Diner
- Secluded Garden
- Double Garage
- E.P.C. Rating T.B.C.

Epsom

£499,950



- Modern Semi Detached
- Good Condition
- Three Bedrooms
- En-Suite To Master
- Living/Dining Room
- Approx. 46ft Garden
- Garage & O.S.P.
- E.P.C. Rating C

Epsom

£550,000



- Livingstone Park
- Modern Terrace Town House
- Four Bedrooms
- Two En-Suites
- Reception Room
- Kitchen/Dining Room
- Permission Granted For Extension
- E.P.C. Rating C



thepersonalagent

Epsom
2 West Street,
Epsom, Surrey,
KT18 7RG
01372 745850

Ewell
220 Chessington Road,
West Ewell, Surrey,
KT19 9XA
020 8394 1234

Stoneleigh
62 Stoneleigh Broadway,
Stoneleigh,
Surrey, KT17 2HS
020 8393 9411



Epsom Guide Price £1,300,000**01372 745 850**

- Offering over 2600 Sq Ft on a Quarter of an Acre Plot
- Highly Desirable Road
- Character Detached Four/Five Bedroom Home
- Three Reception Rooms
- Kitchen/Breakfast Room
- Flexible and Spacious



Epsom Guide price £780,000**01372 745 850**

- Stunning Four Bedroom Character Home
- Sought After Cul-De Sac
- Excellent School Catchment
- Two Spacious Receptions
- Large Kitchen/Breakfast Room
- Cellar Room with Potential



East Ewell £669,950**020 8393 9411**

- Three Bedroom Detached House
- Lounge / Dining Room
- Downstairs W/C
- Detached Garage
- Planning Permission for Double Storey Extn.
- EPC Rating E



Stoneleigh £619,950**020 8393 9411**

- Four Bed Semi Detached Home
- Three Reception Rooms
- Refitted Kitchen
- 100ft South West Facing Garden
- Brick Block Driveway
- South After Road



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Epsom

2 West Street,
Epsom, Surrey,
KT18 7RG

01372 745850

Ewell

220 Chessington Road,
West Ewell, Surrey,
KT19 9XA

020 8394 1234

Stoneleigh

62 Stoneleigh Broadway,
Stoneleigh,
Surrey, KT17 2HS

020 8393 9411



CUL-DE-SAC LOCATION

Epsom **Guide Price £600,000** **01372 745 850**

- Four Bed Detached Family Home
- Three Reception Rooms
- Spacious Kitchen
- Breakfast Room/Utility Area
- Ensuite bathroom
- Secluded rear garden



CUL-DE-SAC LOCATION

Chessington **OIEO £534,950** **020 8394 1234**

- Three Bed Detached Bungalow
- Open Plan Kitchen/Diner
- Lounge with Doors to Conservatory
- Family Shower Room
- Landscape Rear Garden
- Garage & Parking



GATED DEVELOPMENT

West Ewell **£500,000** **020 8394 1234**

- Four Bedroom Terraced Home
- 20ft x 15ft Lounge
- Integrated Kitchen
- Ensuite to Master
- Private Rear Garden
- Allocated Parking



Ewell **£499,950** **020 8394 1234**

- Three Bed Semi-Detached Home
- Three Reception Rooms
- Integrated Kitchen/Utility
- 48 Ft Rear Garden
- Good Catchment for Schools
- EPC Rating C



CUL-DE-SAC LOCATION

Ewell **£450,000** **020 8393 9411**

- Two Double Bedrooms
- Semi Detached Bungalow
- Lounge / Dining Room
- Conservatory
- Detached Garage
- 120ft Garden



Ewell Village **£419,950** **020 8394 1234**

- Two Bed Semi Detached Bungalow
- Re Fitted Kitchen
- Refitted Shower Room
- Private Rear Garden
- Garage in Block
- Walk to Ewell Village & Station's



HEART OF THE COLLEGE AREA

Epsom **Guide price £425,000** **01372 745 850**

- Victorian Character Cottage
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Downstairs White Bathroom
- Private Rear Courtyard



CUL-DE-SAC LOCATION

Epsom **Guide price £400,000** **01372 745 850**

- Large Driveway & Parking
- Two Double Bedrooms
- Living/Dining Room
- Modern Fitted Kitchen
- Modern Upstairs Bathroom
- Secluded rear garden



NO ONGOING CHAIN

Epsom **£334,995** **020 8393 9411**

- Two Spacious Bedrooms
- End Of Terrace Cottage
- 19ft Lounge Diner
- Walk to Railway Stations
- Close to Nonsuch Park
- EPC Rating E

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Leatherhead

Guide Price £775,000

- 5 double bedroom semi detached house
- Beautiful character features, kitchen/breakfast room
- Family bathroom, en-suite, off road parking at rear

Leatherhead : 01372 240130

EPC F



Ashted

£765,000

- Brand new 5 bedroom home in a sought-after location
- 2 family bathrooms and an en-suite
- Exceptional specification

Leatherhead : 01372 240130



Wallington

£650,000

- 4 bedroom semi detached house
- Conservatory & utility room
- 2 bathrooms, sought after location

Wallington : 020 8166 5684

EPC D



Sutton

Offers in Region of £649,999

- Spacious 4 bedroom detached chalet bungalow
- External bar & cinema, garage & driveway
- 2 Reception, 2 bathrooms, coveted location

Sutton : 020 8166 5257

EPC E



Banstead

Offers Over £620,000

- 5 bedroom detached house
- Private, gated development, village location
- Family bathroom & 2 en-suites

Banstead : 01737 390118

EPC D



Sutton

Offers Over £575,000

- Spacious 4 bedroom attached house
- Wealth of period features, no onward chain
- 2 receptions, parking, level rear garden

Sutton : 020 8166 5257

EPC E

AGED OVER SIXTY?

With a 'lifetime lease' you could see a reduction of **up to 40%**. You could increase your budget, raise money and/or clear debts, leave a nest egg for the family & undertake home improvements.



PRICE: £650,000

Chipstead

Character property
3 bedrooms

EPC C

Banstead : 01737 390118

£435,500



PRICE: 450,000

Sutton

Semi-detached house
3 bedrooms, no chain

EPC C

Sutton : 020 8166 5257

301,500



PRICE: £345,000

Wallington

Terraced family home
3 bedrooms

EPC F

Wallington : 020 8166 5684

£231,150



*Under the "Home For Life Plan" you will be granted a lifetime lease for your protection



Banstead | 01737 390 118

Leatherhead | 01372 240 130



Banstead **OIRO £550,000**

- 4 bedroom extended semi-detached house
- Convenient village location
- Garage & off-road parking, no onward chain

Banstead : 01737 390118



Sutton **Offers in Region of £550,000**

- Stunning 3 bedroom semi-detached house
- Recently updated throughout, cloakroom
- Outbuilding, driveway, coveted location

Sutton : 020 8166 5257



Sutton **Offers in Region of £485,000**

- Spacious 3 bedroom semi-detached house
- Potential to extend (STPP), double garage
- Large rear garden, coveted location

Sutton : 020 8166 5257



Sutton **£380,000**

- 3 bed end of terrace house, garage en bloc
- Coveted location, living/dining area, cloakroom

Sutton : 020 8166 5257



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- Better engagement

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Lower Kingswood **£375,000**

- Ground floor flat
- 2 bedrooms

Banstead : 01737 390118



Croydon **£360,000**

- Three bedroom end of terrace house
- Close to transport links, chain free
- Convenient location, good decorative order

Wallington : 020 8166 5684



Sutton **Offers Over £345,000**

- Spacious 2 bedroom first floor apartment
- No onward chain, excellent internal order
- Garage, share of freehold, en-suite

Sutton : 020 8166 5257



Carshalton **£325,000**

- Detached bungalow, 3 double bedrooms
- Off road parking, no onward chain
- In need of modernisation

Wallington : 020 8166 5684



Leatherhead **Guide Price £300,000**

- 2 double bedroom semi-detached house
- Large lounge/dining area, good rear size garden
- Commuters' dream, refurbishment project

Leatherhead : 01372 240130



Sutton **Offers Over £300,000**

- Beautiful 2 bedroom maisonette
- First floor, split level, excellent order
- Dining area, communal garden, excellent location

Sutton : 020 8166 5257



Tadworth **Guide Price £165,000**

- 2 bedroom park home
- Kitchen/breakfast room, separate lounge
- Private estate, off-road parking for 2 cars

Banstead : 01737 390118



Wallington **£150,000**

- Large studio conversion
- Ground floor, communal gardens
- Wonderful location

Wallington : 020 8166 5684



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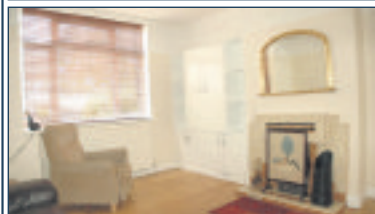
Sales

94 High Street,
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Surrey, KT19 8BJ

01372 740444



Large home



Wells Estate, Epsom £470,000

An extended family home offering excellent sized rooms with four bedroom, two bathroom - 3 wc's - semi detached home in an enviable position on the Wells Estate. With an attractive reception room, a substantial kitchen / dining / breakfast room overlooking the rear garden, this home also offers parking for some three vehicles, enclosed garden, gas central heating and double glazed.



Just in



Ewell - 4 bed / 3 bath!! £459,950

A substantial end of terrace home at the end of a gated development. Over three floors this home offers four bedrooms, three bathroom (one en-suite), fitted kitchen and a reception room with French doors leading to a sizable corner garden laid to lawn. Outside is allocated parking for two vehicles.



STC - more required

**Epsom
£219,950**

Close to Epsom town centre and station is this large 1st floor flat that has been well maintained. The property boasts a spacious reception room, kitchen, bathroom and double bedroom. With an allocated parking bay, this flat also has a tenant until December 2016.



Just in

**Epsom Town centre
£185,000**

McCann Estate Agents are pleased to offer to the market a one bedroom retirement apartment, located in the heart of Epsom Town Centre. The apartment is in one of the most sought after blocks of Epsom and boasts a spacious living room, fitted kitchen, larger than average double bedroom, white suite bathroom and parking available. The apartment is conveniently located to all local amenities and transport links.



Just in

**Epsom Downs
£239,950**

McCann Estate Agents are pleased to present to the market a one bedroom top floor apartment, located in a sought after gated development close to Epsom Downs. The property is in good decorative order and boasts a modern fitted kitchen, open plan living room, large double bedroom, stylish white suite bathroom and an allocated parking space for one vehicle. The property is well located to shops, restaurants and British rail. No Onward Chain.



SSTC - More required

**4 x SSTC - more required for buyers
£290,000**

Investors Only McCann Estate Agents are pleased to present to the market a two bedroom two bathroom modern apartment, located in the heart of Epsom. The property is currently being let out on AST until September 2016. The apartment is in good decorative order and offers flexible living accommodation. To view or for further details please call today on 01372 740444.

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Tadworth £1,050 pcm
2 bedrooms unfurnished EPC=D



Walton-On-The-Hill £1,550 pcm
3 bedrooms unfurnished EPC=F



Epsom £1,675 pcm
3 bedrooms unfurnished EPC=B



Epsom £1850 pcm
2 bedrooms unfurnished EPC=C



Epsom £2,100 pcm
4 bedrooms furnished/unfurnished EPC=C



Ashted £2,250 pcm
4 bedrooms part furnished EPC=C

Charges: a non-refundable administration fee of £180 inclusive of VAT for up to two applicants and £90.00 inclusive of VAT per additional applicant or guarantor. A deposit equal to 1.5 months' rent and inventory check out fees, both calculated per property, apply.



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Epsom LET AGREED £2,250pcm



- Semi Detached
- Five Bedrooms
- Four Bathrooms
- Unfurnished
- Large Garden
- Driveway
- Immediately
- E.P.C. Rating E

Epsom LET AGREED £2,595 pcm



- Prestigious Parkview Development
- Detached House
- Five Bedrooms
- Three Bathrooms
- Master Suite With Balcony
- Three Floors
- Integral Garage
- E.P.C. Rating C

Epsom LET AGREED £2,100 pcm



- Semi Detached House
- Three Bedrooms
- Family Bathroom
- Garden With Gardener Incl
- Great Location
- Unfurnished
- Available Immediately
- E.P.C. Rating D

Epsom LET AGREED £1,400 pcm



- Spacious Split Level
- Two Double Bedrooms
- Master With En-Suite
- Fronting Wooded Copse
- Bonus Room/Study
- Communal Gardens
- Parking Spaces x2
- E.P.C. Rating C

Ashted LET AGREED £2,000 pcm



- Semi Detached House
- Three Double Bedrooms
- Brand New Bathroom
- Kitchen/Dining Room
- Lounge
- Garden With Gardener
- Off Street Parking
- E.P.C. Rating D

Epsom LET AGREED £1,150 pcm



- Terraced House
- Two Bedrooms
- Ground Floor Bathroom
- Fitted Kitchen
- Two Receptions
- Unfurnished
- Rear Garden
- E.P.C. D

Epsom LET AGREED £1,250 pcm



- First Floor Apartment
- Town Centre Location
- Two Bedrooms
- Ensuite Bathroom
- Family Shower Room
- Parking Space
- Unfurnished
- E.P.C. C

Epsom LET AGREED £1,050 pcm



- Brand New Apartment
- First Floor
- One Double Bedroom
- Fitted Kitchen
- Integrated Appliances
- Fitted Bathroom
- Noble Park
- E.P.C. B

Epsom LET AGREED £1,050 pcm



- Fabulous First Floor
- Apartment
- One Double Bedroom
- High Specification
- Unfurnished
- Two Parking Spaces
- Noble Park
- E.P.C Rating: C

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Epsom FANTASTIC HOUSE £1,700 pcm



- New Development
- Fantastic House
- Three Bedrooms
- En-Suite
- L Shaped Reception Room
- Pleasant Garden
- Ample O. S. P.
- E.P.C. Rating B

Epsom AVAILABLE NOW! £2,150 pcm



- Semi Detached House
- Four Bedrooms
- Brand New Bathroom
- Open Plan Layout
- Secluded Garden
- Garage (Small Car/Storage)
- Town, Station, Schools, Hospital
- E.P.C. Rating T.B.C.

Ashted STUNNING DETACHED £3,500 pcm



- Unfurnished/Furnished
- Detached House
- Five Bedrooms
- Three Receptions
- Kitchen/Dining Room
- Beautiful Garden
- Double Garage
- E.P.C. Rating E

Epsom AVAILABLE OCTOBER £1,250 pcm



- Ground Floor Maisonette
- Two Bedrooms
- Reception Rooms
- Shower Room
- Sole Use Rear Garden
- Garage
- Walking Distance Of Town
- E.P.C Rating D

Epsom AVAILABLE NOW! £2,250 pcm



- Detached House
- Four Bedrooms
- En-Suite To Master
- Living/Dining Room
- Conservatory
- Acclaimed Local Schools
- Walk To Town & Station
- E.P.C. Rating T.B.C.

Epsom GREAT LOCATION £1,750 pcm



- Available Now
- Unfurnished
- Semi Detached House
- Three Bedrooms
- Living/Dining Room
- Secluded Garden
- Mainline Station
- E.P.C. Rating T.B.C.

Epsom SUPERB APARTMENT £1,200 pcm



- Town Centre Location
- Second Floor Apartment
- Neutral Modern Decor
- Two Large Double Bedrooms
- Kitchen/Diner
- Lounge With Balcony
- Communal Gardens
- E.P.C. Rating E

Epsom VIEWS OVER PARK £1,250 pcm



- Available Now!
- Town Centre Location
- Views Over Rosebery Park
- First Floor Maisonette
- Two Double Bedrooms
- Balcony
- Resident Parking
- E.P.C. Rating D

Epsom AVAILABLE NOW! £1,175 pcm



- Unfurnished/Furnished
- First Floor Apartment
- Two Bedrooms
- En-Suite To Master
- Allocated Parking
- Lift Service
- Mainline Station
- E.P.C. Rating D

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Two double bedroom house - Two parking spaces
Unfurnished - Available immediately - EPC rating E
£1250 PCM



EPSOM

Beautiful two double bedroom apartment - Two bathrooms
Fully furnished - Available 14th November - EPC rating C
£1495 PCM



EPSOM

Three bedroom house - Two bathrooms
Unfurnished - Available 18th November - EPC rating B
£1700 PCM



EPSOM

Four bedroom detached house - Two bathrooms
Part furnished - Available immediately - EPC D
£2250 PCM



ASHTEAD

Four bedroom detached house - Conservatory
Part furnished - Available 5th December - EPC rating D
£2295 PCM



ASHTEAD

Stunning detached house - Five bedrooms
Un/furnished - Available 14th November - EPC rating C
£4500 PCM

DIRECT RESIDENTIAL, Direct House, 2 Upper High Street, Epsom, Surrey KT17 4QJ

Southfield Park catchment area properties outperform Epsom average by 52.58%

I was having a chat with an Epsom property investor the other day, when he asked if schools, especially primary schools, affected the local property market in terms of demand from buyers and tenants to a property. Anecdotally, I have always known this to be true, a good school creates good demand and good demand does affect house prices. So, I asked my colleagues on the front line, who take the phone calls from people putting themselves on our mailing list and they confirmed that most people cite location as their number one factor.

After looking through our mailing list, it confirms there is a close correlation between the high demand areas of Epsom and the close proximity to a good primary school. Talking to my team in a recent morning meeting, they agreed many people would look to increase their budget quite significantly, whilst others would consider downgrading their property requirements to be close to a good primary school.

Those of you who regularly read this blog will know I like a challenge, so I decided to look at the science behind these assumptions. According to the School Guide website, Southfield Park Primary School is one of the best primary schools in Epsom. Its figures are certainly impressive. Their last Ofsted Report classified it as Outstanding, 93% of 11-year pupils achieving Level 4 or above in maths, reading and writing whilst 47% of them achieved level 5. Finally, the schools' KS2 rating was classed as Excellent.

Looking at property sales within half a mile of Southfield Park, property values have risen in value since 1999 by 217.36%, whilst according to recent figures, the Epsom average as a whole has risen in the same time frame by 142.46%.

That means the parents of Southfield Park have seen the values of their properties rise proportionally 52.58% more than the Epsom average ... interesting don't you think?

However, whilst a good primary school significantly contributes more to house

prices, the same can't be said for secondary schools. There are two reasons for this, firstly, as secondary schools are much larger, so their catchment areas are correspondingly much larger, meaning parents don't need to live so close to the school. Secondly, in the UK, whilst the difference between the top 25% and bottom 25% of secondary schools is not insignificant, in the primary school sector, the difference between the top 25% and bottom 25%, according to the London School of Economics, is considerably and significantly more.

Many other Epsom landlords, both who are with us and many who are with other Epsom agents and also potential investors pop in for a coffee or ring/email me to discuss the Epsom property market, to consider how Epsom compares with its closest rivals and hopefully we can answer all their questions. You must take lots of advice and seek out the best opinion. One good specific source is the Epsom Property Blog www.epsompropertyblog.co.uk or you can email me at ian@directresidential.co.uk for some honest and straight talking advice.



Ian Plumb

This and other articles are added to our Blog for Epsom to help with advice for buy to let investment, which can be found on our website or www.epsompropertyblog.co.uk. Alternatively you are welcome to email me on ian@directresidential.co.uk

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place

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A small exclusive development of one and two bedroom homes and a detached office.

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The attractive red brick building fronting East Street offers 4 two double bedroom apartments and 2 one-bedroom apartments – both with use of the attractive south facing communal gardens. Two 2 bedroom semi-detached houses and a detached office building are accessed through a gated entrance from Dirdene Gardens.

Oakton

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BURNT

Picture: Alex Bailey

THIS WEEK'S REASONS TO GO OUT**DANCE**

The Nutcracker at Epsom Playhouse on Friday. Vienna Festival Ballet is bringing The Nutcracker back to Epsom. This classic ballet production with a festive theme is about a girl called Clara and her magical nutcracker doll. Tickets cost between £12 and £22. Go to epsomplayhouse.co.uk.

FILM

Burnt (12A), out Friday. Bradley Cooper stars as a chef who is determined to re-establish his good reputation, after ruining his career as a result of his drug taking habits. An all-star cast features Sienna Miller and Emma Thompson.

THEATRE

Hairspray at New Wimbledon Theatre on Saturday. The internationally-renowned musical about Tracy Turnblad, a teenager who becomes famous on a dance television programme, comes to Wimbledon. Ticket prices start at £24.40. Go to

atgtickets.com/wimbledon.**COMEDY**

Ed Byrne at the Epsom Playhouse on Wednesday. Described by the Sunday Times as "comedy's holy grail", Ed Byrne's show is coming to the Epsom Playhouse. Ticket prices start at £19. Go to epsomplayhouse.co.uk.

MUSIC

Epsom Chamber Choir perform at St Martin's Church on Saturday. Epsom Chamber Choir presents its autumn concert based on the themes "war" and "peace". The choir will perform pieces by composers including Elgar and Eric Whitacre. Tickets cost £12, and £8 for under-25s. Go to epsomchamberchoir.org.uk.

**ED BYRNE****Vibe****It's a HARD KNOCK LIFE!**

Playing the villain: Craig Revel Horwood as Miss Hannigan with members of the cast of Annie

Picture: Hugo Glendinning

Strictly Come Dancing judge Craig Revel Horwood may be known as TV's Mr Nasty, and his performance on stage in Annie shows that he can be villainous on the stage too, writes Pippa Allen-Kinross.

A gentleman in real life, he is truly terrifying and virtually unrecognisable in drag as the tyrannical

Miss Hannigan. Revel Horwood says: "I love it. She's an alcoholic man-hater who hates children.

So what could be better? "I love playing villains.

"I think the TV personality has set me in good stead.

"She's a poor old soul, really, and I'm playing her for real. It's a different sort of play."

The musical, directed by Nikolai Foster, features all the classic songs that audiences love, including Hard Knock Life and Tomorrow, but also displays a new take on the well-loved story.

Revel Horwood says: "It's a new interpretation but based on the

original Annie. It's set in a jigsaw puzzle and it's the pieces of Annie's life coming together one by one.

"It's a really unusual take on it. There's a lot for people to enjoy and a lot for people to see and it's quite different from me. Most people don't know I can sing and act."

While Revel Horwood continues his judging duties on Strictly Come Dancing, actress Lesley Joseph will stand in as Miss Hannigan on Saturday evenings.

Speaking before the start of the current series, Revel Horwood proved eerily prescient – labelling singer and reality star Peter Andre and actress Helen George as the ones to watch, and he thinks celebrity chef Ainsley Harriott will "bring a lot of personality to the space."

● **Annie is at New Wimbledon Theatre from November 10 to 14 and Dartford's Orchard Theatre – without Revel Horwood – from January 25 to 30. Visit anniethe musicaltour.uk.**

She's an alcoholic man-hater who hates children. So what could be better?

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COMMUNITY CALLING

WE WILL REMEMBER: Epsom and Ewell borough's annual Remembrance Service will take place Sunday, November 8, at St Mary's Church in Ewell. Borough councillors and MP Chris Grayling will attend the wreath-laying ceremony at the War Memorial at 10.30am prior to attending the service at 10.50am.

A LA MODE: Age Concern is holding a charity fashion show on Tuesday, November 10, at 7.30pm in St Joseph's Church Hall in Dorking Road, Epsom to support befriending services for isolated and lonely people in the borough. Tickets £6 by calling 01372 732 456 or by emailing bev.worsley@ageconcernepsom.org.uk.

MEMORIAL WALK: A memorial procession will walk from Epsom market place to the war memorial at Epsom Cemetery on Remembrance Sunday. What's on in Epsom's annual Walk to Remember event leaves the Clock Tower at 1.30pm on Sunday, November 8. There will be a short non-religious service, followed by the laying of wreaths. For more details visit the What's on in Epsom Facebook page.

IDEAS PLEASE: Surrey Downs CCG wants to know what is most important to you and your family, what you think of their ideas and what you think they should be focussing on in 2016-17. To fill out a survey on your health priorities, visit surveymonkey.com/r/SDCCG1617.

VOICE YOUR VIEWS: Have your say on local services at Healthwatch Surrey's Voice It event on Wednesday, November 4, from 6pm to 7.30pm and is at Spa Lounge, the Ebbisham Centre, 6-7 Derby Square.

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REPORTER

ALBERTINE BRANDON

newsdesk@epsomguardian.co.uk

After delivering more than 4.5m pints and three decades of service, a milkman will be ditching his float for a more relaxed pace of life.

Michael Keirle, 62, delivered his last pint of milk at Halloween after serving residents in Ashted and Epsom for the past 30 years.

Since he began his career in 1985 the milk&more delivery service has changed dramatically, with customers now

making orders online.

Mr Keirle, who lives in Banstead, said: "While many people do order online, I still make time to talk to my customers – particularly the elderly and housebound."

On one occasion during his time as a milkman based out of the Gap Road depot in Wimbledon, Mr Keirle even played the hero by teaming up with a postman to help find a missing customer.

He said his customers appreciate the reliability and regularity of the milk&more service – come rain or shine.

But he did admit to looking

forward to having the occasional lie-in and not having to get up quite so early.

He is also looking forward to enjoying a spot of gardening and some cricket now in his retirement.

Depot manager, Trevor Sayer said: "We will really miss Michael – his sense of humour, reliability and commitment to the job."

"The whole team here at Wimbledon wishes him well in his retirement."

His round will be taken over by Tony Zammit in early November, who has also been a milkman for 30 years.

Rise and shine: Michael Keirle has delivered his last few pints



WHAT'S GOING ON IN YOUR COMMUNITY

Little Halloween horrors

A Bride of Frankenstein-themed dungeon of doom was the setting an eerie atmosphere at a holiday play club last week ahead of Halloween.

Downsend Primary School in Leatherhead Road runs Downsend Plus and it set up a bridal banquet, torture chamber and graveyard scene from the 1935 cult horror film starring Boris Karloff.

The club runs every school holiday for children aged between four and 12.

The youngest children have the lights on to minimise the impact of skeletons and tombstones, but the brave could wander through the smoky chambers in the dark.



Dressed up: Honey Cooper, Noah Bourne-Waterhouse and Lily Wiggins



Spooky: Noah Bourne-Waterhouse, Lily Wiggins, Freddy Bliss and Honey Cooper



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Articles For Sale

Sports Equipment

GOLF CLUBS+ BAG and trolley - £35. 0208 3954 995

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Public Notices

NOTICE
THE SURREY COUNTY COUNCIL
(D2128) DOWNSIDE, EPSOM
TEMPORARY PROHIBITION OF TRAFFIC ORDER
(NO.2) 2015

ON 4TH NOVEMBER 2015 SURREY COUNTY COUNCIL MADE the above mentioned Temporary Order under Section (14(1) and Part IV to Schedule 9 of the Road Traffic Regulation Act 1984, the effect of which will be to temporarily prohibit vehicles from entering or proceeding in that length of (D2128) Downside, Epsom, between its junction with St Martin's Avenue and a point 20 metres in a north westerly direction.

This Temporary Traffic Order is required to enable Thames Water to carry out a new water connection. These works are anticipated to be carried out on the 9th November 2015 over eight days between the hours of 09.00hrs and 16.00hrs within the one month duration of this Order, which commences on the 9th November 2015.

However the closure will only operate when the relevant traffic signs are displayed and access will be maintained for pedestrians at all times. Access for emergency vehicles and residents will be maintained via the signed diversion route.

Traffic from the southern end of the closure will be diverted via St Martin's Avenue, Ashley Road, Heathcote Road and Downside.

Traffic from the northern end of the closure will be diverted via Worpole Road, Ashley Road, St Martin's Avenue and Downside.

For the purposes of this Order, "The Surrey County Council (D2128) Downside, Epsom, Temporary Prohibition of Traffic Order 2015" is revoked in its entirety.

DATED 5th November 2015
Authorising Officer: R Bolton
Local Highway Services Group Manager
Any Enquiries relating to this notice should be directed to:

Traffic Regulation Orders Team
Surrey County Council - Highways
Hazel House
Merrrow Lane
Guildford
Surrey GU4 7BQ
Tel: 0300 200 1003



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Articles For Sale

Articles For Sale

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Public Notices

Epsom and Ewell Borough Council Town and Country Planning Act 1990 Planning (Listed Buildings and Conservation Areas) Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

Notice is hereby given that the following applications have been received:

15/01075/FLH **18 Willows Path, Epsom, Surrey**
Erection of single-storey rear and part side extension following
demolition of existing extension.

Applications may be viewed online: <http://www.epsom-ewell.gov.uk/EEBC/Planning>
or alternatively by visiting Epsom Town Hall, The Parade, Epsom, Surrey, KT18 5BY
during office hours or in local public libraries with internet access. Should you wish
to comment please use our website or email supportgrouprequests@epsom-ewell.gov.uk
or write to Place Development at the above address. Please make sure
that you quote the application reference number. Comments should be sent within 21
days from the date of this notice. All comments will be publicly available for
inspection and will be displayed online.

Please note that details of all planning applications received
are available on the Council's website.

Head of Place Development
Epsom and Ewell Borough Council



THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

NOTICE PURSUANT TO ARTICLE 4(1) OF THE CONFIRMATION OF ARTICLE 4 DIRECTIONS

EPSOM TOWN CENTRE PRIMARY RETAIL FRONTAGES ARTICLE 4 DIRECTION 2015 EWELL VILLAGE PRIMARY RETAIL FRONTAGES ARTICLE 4 DIRECTION 2015 STONELEIGH BROADWAY PRIMARY RETAIL FRONTAGES ARTICLE 4 DIRECTION 2015

Notice is hereby given that the Directions made by Epsom & Ewell Borough Council
under article 4(1) of the Town and Country Planning (General Permitted
Development) Order 2015 made on the 2nd day of July 2015 have now been
confirmed. The Directions were confirmed by Epsom & Ewell Borough Council on the
23rd day of October 2015 following the conclusion of the consultation period and
taking into account all representations received.

The Article 4 Directions apply to the designated primary retail frontages in Epsom Town
Centre, Ewell Village and Stoneleigh Broadway ("the Lands").

The effect of the Article 4 Directions is to remove permitted development rights to
change from Class A1 (shops) to Class A2 (financial and professional services).
Permitted development rights for the above types of development are withdrawn and
planning permission will therefore be required for change of use from Class A1 to Class
A2.

The Directions and a copy of the plans showing the Lands to which the Directions relate
can be inspected at the Council offices at Town Hall The Parade Epsom Surrey KT18
5BY (9am-4.30pm Monday to Friday).



EPSOM AND EWELL BOROUGH COUNCIL'S LOCAL PLAN

Consultation on the Pre-Submission Site Allocations Policies Document and Sustainable Design Supplementary Planning Document (SPD)

Representation period: Monday 2 November to Monday 14 December 2015

Epsom & Ewell Borough Council is consulting on two new policy documents, which
once adopted will form part of the Local Plan.

The Pre-Submission Site Allocations document identifies and allocates land in the
Borough which is needed to:

- Protect and enhance the Borough's natural and historic environment,
- Meet the needs of the local economy,
- Meet community infrastructure needs (e.g. Epsom Hospital and the University for the Creative Arts), and
- Deliver the Kiln Lane Link

This is the final stage of consultation on this document prior to its submission to the
Secretary of State for examination. Consultees will be asked to comment on the
document's soundness.

The Sustainable Design SPD contains detailed guidance to ensure that new
development within the Borough has an improved environmental performance. The
guidance covers issues such as water efficiency, reducing flood risk and waste
management.

Your Views

The Council invites you to consider whether you wish to make representations on
these documents. Hard copies can be viewed at the Town Hall and the Borough's
libraries during normal opening hours throughout the consultation period. Further
information and electronic copies of the documents and their associated forms are
also available on the Council's website.

Those wishing to comment are requested to use the standard response form
provided.

Comments should be sent in hard copy to:

Planning Policy Team, Epsom & Ewell Borough Council, Town Hall,
The Parade, Epsom, Surrey, KT18 5BY

Or by email to: LDF@epsom-ewell.gov.uk

If you have any queries, please contact the
Planning Policy Team on 01372 732000



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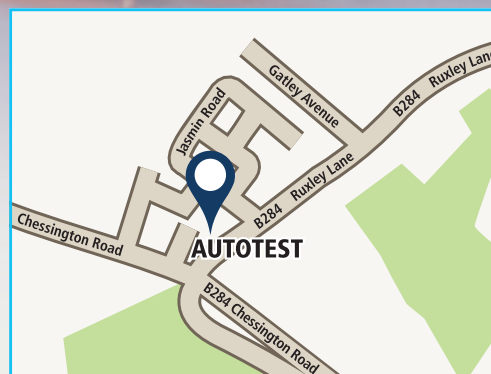
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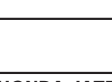
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Langridge and co off to a winning start

Leatherhead's Chris Langridge helped his Surrey Smashers kick-off the National Badminton League in winning style on Monday night.

Partnering Tom Wolfenden, the 29-year-old took a few points to

find his rhythm, but the duo eventually proved too strong for MK Badminton's men's doubles team of Peter Mills and Gordon Thomson, winning 9-8, 9-6, 9-4.

It set the tone for the rest of the evening with Langridge's team-

mates winning the men's and women's singles and the women's doubles to run out 4-1 winners.

Langridge said: "It's great to get off to a winning start."

For a full interview go to epsomguardian.co.uk/sport.

epsomguardian.co.uk/sport

Rivals are in trouble

Banstead Athletic and Epsom Athletic continue to flirt with danger in Division One of the Combined Counties League after weekend defeats.

Banstead went down 2-1 at home to leaders Worcester Park to land 13th in the 17-team table.

Meanwhile, ahead of last night's visit of Dorking, Epsom's 3-1 defeat to Dorking Wanderers Reserves on Saturday left them 11th.

Epsom & Ewell make a long awaited return to action in the Premier Division this weekend.

The Salts have not played since a 3-2 win at Ashford Town on October 24, and they have dropped to fourth in the table as a result.

The action resumes at home to Chessington & Hook on Saturday.



Back in action: Epsom & Ewell striker Kyle Hough and his clubmates get back in the game this weekend

LEATHERHEAD: Midfielder takes up coaching role at Ebbsfleet

Thanks Stacy, so Long

SPORTS EDITOR
TIM ASHTON

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Stacy Long may have parted company with Leatherhead, but the midfielder still checks the Tanners' score after every game.

Long left Fetcham Grove at the end of October to take up a coaching role at National League South Ebbsfleet, working with the table-topper's academy and U21 side.

After joining the Tanners last season, the midfielder played a key role in keeping them in the Ryman Premier League.

This time round, however, the Tanners were struggling when Ebbsfleet came calling.

Long, who won the FA Trophy with Ebbsfleet in 2008, said: "There were a few changes going on at Leatherhead which coincided with the approach from Ebbsfleet."

"So from a personal and professional point of view, it came at the right time."

"But I left on good terms and I enjoyed my time there. There's a great family atmosphere behind the scenes."

He added: "I have hung up my boots, although it does not feel like it because I spend so long on the training pitch now."

The Tanners have been struggling with consistency, and crashed out of the FA Trophy on Saturday after a 5-1 hammering at home to Kingstonian.

They are now on a three-



Off to pastures greener: Stacy Long has hung up his boots and joined Ebbsfleet to help in the club's player development scheme and to coach the academy

week break ahead of a resumption of league action at Met Police on November 21.

Long said: "Staying in the league last season after winning promotion was a great achievement, and this is the difficult second season."

"It is such a tight league that I would not be a betting man when it comes to predicting who can beat who."

"But if Leatherhead can stay up for a second season and show some improvement, then that would be another great achievement."

Long, who has turned out for Charlton Athletic, Stevenage Borough and AFC Wimbledon, added: "I still keep an eye out for the results from all my former teams."

"I have some great memories and have made some

good friends, and with Leatherhead it was no different."

● Leatherhead have announced three rearranged fixtures.

They will go to Canvey Island on December 8, and then to Tonbridge Angels on December 15.

Staines Town's trip to Fetcham Grove will now take place on January 6.

SPORTSbrief

ATHLETICS: The annual Tadworth 10-mile race will be held on January 3 2015, starting at 11.30am from Epsom racecourse. The challenging multi-terrain race takes in the Epsom Downs, Walton-on-the-Hill and Tadworth, and attracts an entry of more than 700 runners. There are prizes for individuals in all age groups as well as male and female teams. Proceeds from the event will provide support for charities. For entry information, go to tadworth.org.uk.

HOCKEY: Purley Walcottians dropped to ninth in the South Hockey League Premier Division Two table on Saturday following 1-0 defeat at home to title-chasing Winchester. The Counts, who have one win in five so far this season, go to fellow strugglers Oxford Hawks on Saturday. In Hants/Surrey Division One, Epsom and leaders Bournemouth played out a 4-4 draw. Goals from Mike Atkinson



(two), Ben Hildrey and James Midmer, pictured above, keep Epsom, who go to second placed Basingstoke this weekend, third in the table.

ATHLETICS: Tadworth AC's Mark Todd was 19th of 166 finishers in the Ronhill Surrey Classic 10k race at Nonsuch Park on Sunday, clocking 39 minutes 54 seconds. Steve Hutton won the men's over-60 class, finishing 41st in 44:10.

NETBALL: Epsom netball team The Downs remain second to Oldham in the English netball Premier League standing on points difference only after a 49-37 win at Turnford on Sunday. They host New Cambell this weekend.

RUGBY UNION: The domestic rugby action gets back under way this weekend with Sutton & Epsom hosting Gosport & Fareham at Rugby Lane in London Division One South. In Surrey Two, Old Walcottians play host to Old Caterhamians, and, in Surrey Three, Old Glynionians entertain Streatham-Croydon.

All smiles at the Nonsuch parkrun meeting



Winner: Dominique Corradi

Sutton & District AC's Dominique Corradi led the ladies' field at the Nonsuch parkrun on Saturday, coming home in 19 minutes 18 seconds for eighth place overall.

The men's race was won by Dan Gaffney in 16:50, followed by Eddie Lambert in 18:11 for a new personal best.

Meanwhile, Sutton Runner Kevin Lewis was fastest at Banstead Woods (17:54), while Collingwood AC's Lisa Rooney led the women's charge in 20:33.

Harley Norman waved the Epsom & Ewell Harriers flag at the Riddlesdown meeting, breaking the tape in 18:19.

Clubmate Phil Mackie was in equally inspired form in York to run 17:05 and claim top spot.



Three's a crowd: First home Dan Gaffney, centre, flanked by runner-up Eddie Lambert, left, and parkrun legend Ollie Garrod of Epsom & Ewell Harriers, right, who has won the Nonsuch meeting 27 times this year, and, right, Gaffney in action



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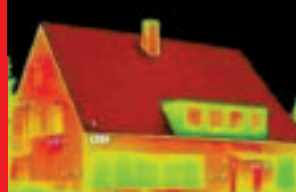


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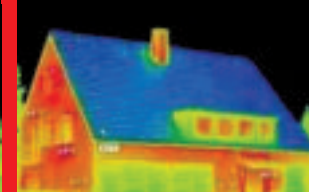


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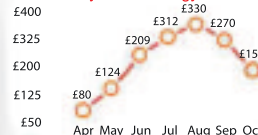
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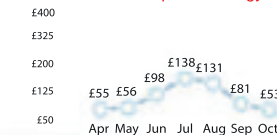
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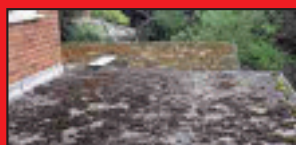
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